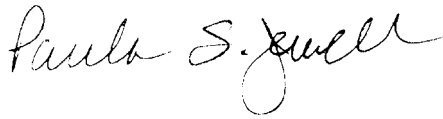


APPROVED: Meeting No. 49-95

ATTEST: 

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 48-95

November 27, 1995

The Mayor and Council of Rockville, Maryland, convened in Public Hearing in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on November 27, 1995, at 7:35 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Robert E. Dorsey

Councilmember James T. Marrinan

Councilmember Glennon J. Harrison

Councilmember Robert J. Wright

In attendance: City Manager Rick Kuckkahn, Assistant to the City Clerk Brenda Bean, and City Attorney Paul Glasgow.

Re: Public Hearing Re Text
Amendment TXT95-0152, GFS
Realty, Inc., Applicant

To amend Section 25-296 of
the Zoning Ordinance to add
11 new uses to the C-1 zone.

Mayor Krasnow noted that the applicant had requested postponement of the Public Hearing on the application, until January 16, 1996, in order to be afforded the opportunity to meet with the neighborhood to make sure it understood what was being proposed under the Text Amendment. Mayor Krasnow said that because the City had already advertised this public hearing, it was only appropriate to open

Meeting No. 48-95

- 2 -

November 27, 1995

the public hearing to see if there were any objections to the postponement.

Councilmember Harrison asked whether the applicants were also planning to meet with other civic associations that had C-1 uses that might be affected by the proposed Text Amendment. Chief of Planning Lisa Rother said that she believed the applicant was planning to meet with the neighborhood civic associations as well as with other property owners who have C-1 centers to get a refined sense of the thinking behind the text amendment.

Without objection, the public hearing on Text Amendment Application TXT95-0152 was deferred to the January 16, 1996 public hearing.

Re: Public Hearing Re: Text
Amendment Application
TXT95-0151, Tower Dawson,
Ltd., Applicant.

To amend the Zoning
Ordinance to add a new use,
"Health Maintenance
Organization Facility (HMO),"
add a parking standard for
"HMO, and to permit "Medical
and Dental Clinics" and
"HMO" in a Comprehensive
Planned Development (CPD).

The Mayor and Council conducted a public hearing on Text Amendment Application TXT95-0151. This text amendment was filed for the purpose of permitting several medical uses under the Comprehensive Planned Development special development procedure. The Mayor and Council heard all those persons whose names can be found in the official stenographic transcript. There being no

Meeting No. 48-95

- 3 -

November 27, 1995

other persons wishing to testify, Mayor Krasnow declared the public hearing closed with the record to remain open until December 11, 1995.

Re: Public Hearing Re: Text
Amendment Application
TXT95-0150, PEPCO,
Applicant.

To amend the Zoning
Ordinance to allow
transformers and equipment
lockers to be located above
ground, and to allow relocated
power transmission lines to be
placed above ground.

The Mayor and Council conducted a public hearing on Text Amendment Application TXT95-0150, regarding the placement of power transmission lines, transformers and equipment lockers above ground. The Mayor and Council heard all those persons whose names can be found in the official stenographic transcript. There being no other persons wishing to testify, Mayor Krasnow declared the public hearing closed with the record to remain open until December 11, 1995.

Re: Citizens Forum - this time is
set aside to hear from any
citizen who wishes to address
the Mayor and Council

1. David Herson, 529 Anderson .. referenced an article in the County Gazette regarding the Department of Energy's decision to let private contractors determine the best route to transfer nuclear waste from two temporary storage sites in this region, to a permanent site in Nevada. He said that a decision was made to route

the waste through the heart of Montgomery County, by traveling through Takoma Park, Silver Spring, Kensington and Rockville. Mr. Herson said that Takoma Park elected officials were already taking a position on the issue and he encouraged the Rockville Mayor and Council to also take a proactive position to try and preclude this from happening.

2. Dottie Thoms, 2 Eton Overlook expressed concern that the neighborhood was not notified of the Text Amendment Application (TXT95-0152) filed by GFS Realty, Inc. Ms. Thoms also noted one of the proposed uses in the application was for photo processing and she urged the Mayor and Council to not permit any use that would introduce a concentration of chemicals into shopping centers. She noted that the design of the Rockshire Shopping Center created significant ventilation problems and any chemicals expelled from one space easily entered other spaces through the heating/air conditioning systems and walls. She said while her business was not located adjacent to the dry cleaning plant in the center, they have had to close on many occasions because of the chemical which was determined by the State to be an extremely high level of a known carcinogen. She asked that the Mayor and Council and Planning staff be sensitive to the use of chemicals being permitted in confined spaces which were in close proximity to other offices and shops, and that environmental and health impact be added to the considerations when developing criteria for allowable uses in all development.

Mayor Krasnow suggested that Ms. Thoms forward her comments at the

Meeting No. 48-95

- 5 -

November 27, 1995

time of the public hearing on this matter in January.

Councilmember Wright said he was puzzled by the lack of communication from GFS, the applicant, on the Text Amendment to the Rockshire Plaza tenants.

Re: FYI/Correspondence

1. Councilmember Dorsey said he was pleased to see the City was being a good neighbor in promoting and supporting the First Night activities for New Year's Eve.

2. Mayor Krasnow noted the memorandum from the Economic Development Council regarding the Real Estate Focus Group and said she was impressed with the report and would like to see the City follow up on some of the ideas presented in the report regarding how the real estate community viewed Rockville.

Re: New Business

1. Mayor Krasnow said that the City was fully aware of the concerns about the last scheduled leaf pick-up while leaves were still on the trees. She said that the City's crews made two trips with no leaves on the ground and were now working overtime to handle to huge piles of leaves before snow fell. She assured residents that the City was working frantically to pick up the leaves and to develop a polity for sweeping through again and get the leaves which were still falling.

2. Mayor Krasnow reported that the County Council will be considering

Meeting No. 48-95

- 6 -

November 27, 1995

the jail issue on December 5. She said that a letter has been drafted by the City Manager to the County Council, expressing the City's position on the new two jail proposal, and she said that staff would distribute copies of the letter to the members of the City Council for their review and approval.

3. Mayor Krasnow noted there were three members of the Council who were getting ready to depart for the National League of Cities Annual Congress, and she wished them an informative and educational conference.

Re: Adjournment To Worksession

There being no further business to come before the Mayor and Council, the meeting was adjourned at 9:50 p.m. to reconvene immediately following in Worksession to be briefed on the King Farm development.

Re: Worksession - King Farm
Concept Plan.

The Mayor and Council met with representatives of Helios/Towle, L.L.C., CHK Architects, Loiderman Associates, Inc. and Barbara Sears, Counsel for Helios/Towle, for the purpose of updating the Mayor and Council on the King Farm Concept Plan. This was also an opportunity to bring current the two new councilmembers, Glennon Harrison and Robert Wright, on the development plans for the King Farm tract of land. Using vicinity maps and other illustrative aids, Cheryl O'Neal with CHK Architects, displayed boards which illustrated proposals for the Town Center, the Office Center, King Farm Boulevard, parks/school site, neighborhood open spaces and open space network. In addition, plans were shown

Meeting No. 48-95

- 7 -

November 27, 1995

which illustrated other aspects of the development such as framework of public streets, design elements, pedestrian plans parking.

The Concept Plan, submitted by Helios/Towle, has been prepared in connection with the Annexation Agreement, executed by the Mayor and Council on August 7, 1995 and became effective on September 22, 1995.

The specifics of the Concept Plan, as outlined, can be found in the Office of the City Clerk, at file CPD95-0002.

Re: Adjournment

There being no further business to come before the Mayor and Council, the Worksession adjourned at 11:00 p.m., to reconvene in General Session on December 11, 1995 at 7:30 p.m., or upon the call of the Mayor.